

**INTEGRAL URBAN REVITALIZATION:
INTEGRAL ANALYSIS AND APPLICATION OF INTEGRAL THEORY
AS APPLIED TO SUSTAINABILITY AND REVITALIZATION EFFORTS OF THE
RENAISSANCE POINTE NEIGHBORHOOD IN FORT WAYNE, INDIANA**

**A CREATIVE PROJECT SUBMITTED TO THE GRADUATE SCHOOL
IN PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR THE DEGREE OF MASTER
OF LANDSCAPE ARCHITECTURE**

**BY
CATHERINE M. NELSON**

DR. JOHN MOTLOCH – COMMITTEE CHAIR

**BALL STATE UNIVERSITY
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Project Philosophy

- Urban revitalization efforts are fragmented and disconnected, partially due to the historic evolution of the inner city as well as a lack of a multidisciplinary approach to design
- Landscape Architecture can function as a bridge between urban planning, architecture, and social programming in order to develop multidisciplinary approaches to design
- Individuals, groups, sub-groups, economics, environment, culture, aesthetics, systems, and politics and as many perspectives as possible need to be considered during the design process
- Establishing a sense of security within a neighborhood can be achieved by aesthetic enhancement and design
- Establishing a sense of community within a neighborhood can be achieved by identifying shared interests and concerns amongst all stakeholders and residents and applying these identified programs to the design as systems and support networks
- An all-inclusive view of design is lacking in the field of landscape architecture; Integral Theory as applied to sustainability can be used as a framework for encompassing all possible perspectives
- A sustainable neighborhood is cohesive in social, environmental, cultural, and economic connections
- The four quadrants of Integral Theory as applied to sustainable urban revitalization can balance design components for individuals, groups, sub-groups, economic issues, environmental issues, and stakeholders
- Design goals and programming can be established by identifying core Integrally Sustainable components that are lacking via the Integral Analysis

Project Goals

- Provide an Integral analysis of Renaissance Pointe, Fort Wayne, Indiana from which existing and possible connections are made between historical, demographic, cultural, environmental, and economic influences and use these connections to inform design
- Establish a legitimate theoretical basis for utilizing a multidisciplinary approach to design
- Use the existing Renaissance Pointe Master Plan as a starting point and identify catalytic areas within the plan that can address any identified components of Integral Theory as applied to Sustainability that can be addressed by aesthetics and design
- Provide research as applied to design that supports Integral Sustainability
- Identify components outside of aesthetics and design but within the Integral Analysis that can be drawn upon and extended with additional studies, projects, and site programming

Introduction

As we move forward in the field of Landscape Architecture we are confronted by numerous methodologies and theories that attempt to guide us through the design process in order to produce successful designs. Unfortunately, a design's conceived success or failure may not be determined until after its completion and by then it is possible that the unsuccessful components may not be reversible. Additionally, there are many perspectives to consider in determining the success or failure of a project and what defines "success" or "failure". Success can be measured economically, environmentally,

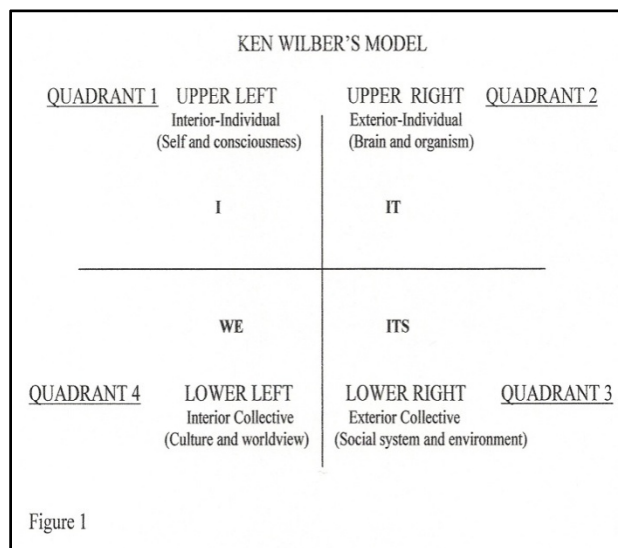


Figure 1: Ken Wilber's Model

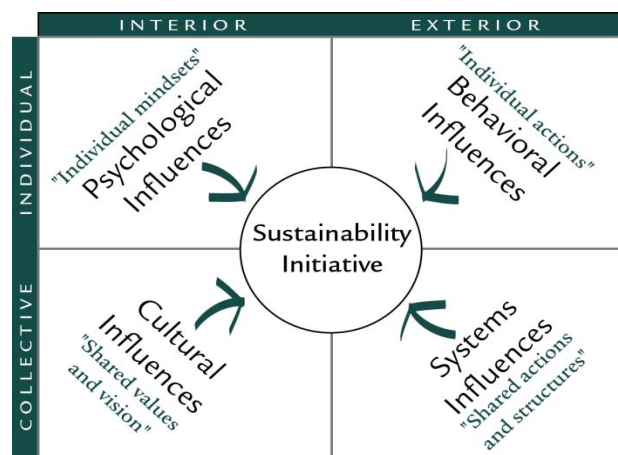


Figure 2: Integral Theory and Sustainability

socially, culturally, politically, and even aesthetically. The original goals of a project are the basis for determination of success. Therefore, if some measure of social or cultural success, for example, is not in the original goals, these areas may not be included in the determination and yet, based on Integral Theory as applied to sustainability, a project could not be entirely sustainable without including ALL possible

perspectives in determining success. All of these possible perspectives should be considered in the design process and goals of a design project from the beginning. Applying the framework of Integral Theory maintains the integrity of consideration for all perspectives.

The purpose of this study is to establish a legitimate basis for including an integral framework (*Figure 1*) to guide the design process.

How can the principles of Integral Theory as applied to Sustainability issues (*Figure 2*), be applied to the redevelopment of blighted inner city neighborhoods in order for these redevelopments to be considered successful? It is hypothesized herein that by implementing the framework of Integral Theory as applied to sustainability into the site specific analysis of Renaissance Pointe, that design solutions can produce catalytic projects and ultimately implement a more successful and sustainable neighborhood revitalization.

Sustainability is not a new topic but one that has evolved over the last twenty years and continues to evolve daily. The acceptable definitions have expanded and become highly associated with specific situations as the issue has progressed. It is easy to see the extent of ambiguity that the word “sustainability” encompasses by simply attempting to find the definition of it. According to Wikipedia, a generic online database of definitions, the word “sustain” has at least ten dictionary definitions with most associating the word with “endure, maintain, and support”. To carry this root definition into the term sustainability, it becomes even more complex. “The U.S. National Environmental Policy Act of 1969 declared as its goal a national policy to ‘create and maintain conditions under which [humans] and nature can exist in productive harmony, and fulfill the social, economic and other requirements of present and future generations of Americans” (www.epa.gov). Currently, the U.S. Environmental Protection Agency uses the Brundtland Commission of the United Nations’ definition of “sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

This project attempts to integrate the many viewpoints and perspectives of redevelopment by using the principles of Integral Theory as applied to sustainability. Integral Sustainability is derived from Ken Wilber’s Integral Theory which will be discussed in greater depth momentarily. According to Gregory Hayes, “integral sustainability can be viewed as an active and dynamic ethical stance taken from a combination of multiple perspectives on our own actions today with respect to what is happening in the complex systems of our global environment with the purpose of promoting and sustaining health and well-being of the whole” (Hayes 2008). By using the framework of Integral Theory as applied to

sustainability, and looking at an urban redevelopment project through an integral lens, the direction and process of a redevelopment project, such as Renaissance Pointe in Fort Wayne, Indiana, can become a multidisciplinary approach to design and sustainable redevelopment.

The site for this study is one of the most blighted areas in the southeast part of the city of Fort Wayne, Indiana. This area is the Renaissance Pointe neighborhood (Figure 3- Location A), formally known as the Hanna-Creighton neighborhood. Several redevelopment initiatives have been attempted in



Figure 3: Renaissance Pointe Vicinity Map

the area and many have lost their original momentum. This site was chosen because the current plan is not manifesting as intended and by applying an integral lens, the areas that are limiting the growth and potential of this neighborhood may be determined and revised and/or additional designs recommendations implemented. In order to address Renaissance Pointe from an integral perspective, the current redevelopment plan, the master plan (Figure 4) by Mansur properties, as well as an inventory and analysis of current conditions at the site will be evaluated using the integral framework as a guide for sustainable solutions.

From this integral inventory and analysis, problems can be identified that do not support integrally sustainable design or help to identify areas within the four quadrants of Integral Theory that are not sufficiently addressed. Suggestions will be made to address these issues within the entire 36 block existing master plan. These suggestions will address the physical environment, such as public space, pedestrian connections, and recreation as well as enhance educational and social components of the overall area. This analysis will also help to identify specific locations for catalytic projects within the area. Additionally, a suggested site design will be developed for one of the identified catalytic revitalization locations.



Figure 4: Original Master Plan (No Key provided)

Introduction to Integral Theory

In A Theory of Everything: An Integral Vision for Business, Politics, Science, and Spirituality by Ken Wilber, (2000), one can find the basis for Integral Theory. Wilber discusses the background of integral theory in depth as a way for people to understand that it is a framework that can be applied to any discipline to guide the decision making process. In order to fully understand the implications and advantages to this theory within the scope of this study, this book is essential. Since Integral Theory is

the basis for the subcategory of Integral Theory as applied to Sustainability, a comprehensive understanding of its origin is necessary. (See figures 1 and 2 on page 3) This book presents the idea that as we evolve in the world, we are confronted with the issues and problems in which solutions are approached from many different perspectives. Ken Wilber presents a way to take all of the previous theories and methodologies and their “truths” and combine them into a model that can be applied to any discipline.

The article, “AN OVERVIEW OF INTEGRAL THEORY: *An All-Inclusive Framework for the 21st Century*” by Dr. Sean Esbjorn-Hargens (2009), explains the origins of Ken Wilber’s Integral Theory. As Ken Wilber explained in *A Theory of Everything*, the world today is complex and disconnected based on the many worldviews and disciplines that attempt to address the problems we face as a global community. Varey expands on Wilber’s thinking that integral theory is a way to link all disciplines into one framework for finding solutions that address all aspects of a problem. According to Dr. Sean Esbjorn-Hargens, “integral theory weaves together the significant insights from all the major human disciplines of knowledge, including the natural and social sciences as well as the arts and humanities.” At the present time, Integral Theory is being used in over 35 academic and professional fields from healthcare and organizational management to economics and ecology (Esbjorn-Hargens 1).

Integral Theory, a framework for organizations and individuals to address specific issues, can be applied using relevant tools, techniques, and insights while maintaining the integrity of the framework. This framework consists of four quadrants: subjective, intersubjective, objective, and interobjective (Esbjorn-Hargens 2). Each of these quadrants cannot be understood by looking at them through the context of another. Therefore, to find truly integral solutions, each quadrant must be fully understood within its own parameters and must function as a whole. Although Dr. Esbjorn-Hargens goes in depth into the individual quadrants of integral theory, an in depth look at the quadrants will be better served once we have an understanding of how integral theory is applied to sustainability issues. This is the basis for evaluating the research within this study.

Introduction to Integral Theory as applied to Sustainability

To further expand on the application of integral theory to the problems we face today, William Varey wrote “Integrated Approaches to Sustainability Assessment: An Alignment of Ends and Means” (2003) in which he explains -a model that combines 20 elements of sustainability assessment into a workable framework. He argues that using this model for Integrated Sustainability Assessment (ISA) is more applicable in the current social, economic, and environmental situation than simple impact assessment due to its integrated nature and more “coherent and comprehensive overall framework” (Varey 5). He also states that Integrated Sustainability Assessment develops an assessment that is not focused solely on one aspect; i.e. economic, social, political, environmental etc. Instead, it encompasses all levels of assessment therefore providing a more thorough and adequate assessment to guide the decision making and development process. The roadblock to implementing ISA is that “sustainability, as an emergent proposition, comes into conflict with existing governance structures”. Varey further explains that ISA will only become part of the “governance frameworks once the benefits of integration become clear as workability becomes possible” (Varey 5). To this effect, this study attempts to support Varey’s ideas and influence and broaden the perspective of a Landscape Architect or other designer on development ideas in such a way that successful redevelopment based on integrated thinking becomes apparent to the underlying governance framework through successful implementation of an integrated framework.

William Varey wrote another article, “Defining Sustainability: An Integral Triptych (A Picture in Three Parts) (2005), that further explains the complexity of Integral Sustainability. The concept of sustainability is ambiguous and has many applicable definitions yet the underlying concept is extremely meaningful. “While we continue to have difficulty in achieving clarity in what we mean by sustainability we will find it equally difficult to undertake, with certainty, the practical application required to achieve sustainability”.

In 1989 it was determined that there were 50 definitions of sustainability while today there may be as many as 5,000 (Varey 2). Varey attempts to define sustainability from an integral perspective that

encompasses all viable perspectives of sustainability. Perspectives are an important aspect of sustainability but Integral Sustainability attempts to deal with this fragmentation by combining multiple perspectives of our sustainability dilemma into separate parts of a greater whole (Varey 3). To do this, Varey reinforces the idea of integral thinking and individual components. This will be important to understand throughout the process of this study. While the exact integral sustainability issues within this study will be determined via the application of the principles of integral theory throughout the study, understanding the complexity of the principles will help articulate goals and objectives for the study at hand.

William Varey looked at twenty-six integral sustainability case studies and reviewed them in, “Integral Applications: Précis of Integral Sustainability Case Studies (2008). The intention of the case studies is that others may be inspired by them or be able to use them in a quest for similar integral sustainability projects. These studies included domestic violence in indigenous communities, global climate change, waste management strategies, corporate sustainability, sustainable infrastructure planning, integrated sustainability impacts assessment, and several others. As you can see, Varey used many different challenges but applied the same basic integral framework as applied to sustainability issues to determine the outcome. Within each of these case studies he describes “the intention of the integral intervention in terms of the sustainability problem identified and the ultimate benefit desired, the objective parameters of the situational context, the form of collective intervention enacted within the social holon, and systemic changes and artifacts that ultimately resulted” (Varey 1). These case studies helped to develop a better understanding of how to apply the principles of integral theory to sustainability issues within the parameters of this study. Using these as general references to address the specific sites to be researched for this study helped to organize the process and determine the appropriate issues within the integral model that were identified and addressed.

Further exploration and explanation of integral sustainability were found in the Journal of Integral Theory and Practice, in the article “Theory and Practice of Integral Sustainable Development, Part I – Quadrants and the Practitioner, by Barrett C. Brown (2005). This article enabled this researcher to

“identify the full range needs and capabilities of individuals and groups and tailor the specific developmental response that fits each unique situation” (Brown 1). It is in this article that a simple explanation of the four quadrants is given. The framework integrates human consciousness and behavior, culture, systems, and the physical environment. As a practitioner of integral sustainability initiatives, one must realize that the more dimensions of the framework that are taken into account during the search for solutions, the more likely that a solution will be sustainable. In the context of integral sustainability, sustainable pertains to social, environmental, economic, cultural, and other aspects of sustainable, all in one. At the London School of Economics in 2002, the United Nations Secretary General, Kofi Annan spoke on sustainability and pointed out that “prevailing approaches to development remain fragmented and piecemeal” (Brown 4).

There are several other leaders in the quest for sustainable development that are quoted in this article. They all speak of the same call for an integrated approach to take the place of the fragmented solutions to global problems that we are becoming increasingly familiar with. This article supported the previously reviewed articles in that the world is becoming more aware of the severity of the situation and a global and integrated approach to the problems of the world need to be the primary basis for finding solutions. “Integral Theory is founded on an experiential understanding that disconnected or unbalanced solutions often do not generate sustained success. Therefore, one of the core principles of Integral Sustainable Development is that the realities of all four quadrants should be taken into account when designing and implementing SDv (Sustainable Development) initiatives” (Brown 15).

Project Background

In order to understand the analysis herein, using Integral Theory as applied to sustainability, one must know the background of urban revitalization and the scope of the site. The decline in inner cities across America can be traced back to the 1950’s and has many origins. Eisenhower’s Interstate Act of 1956 had a direct effect on this since it allowed easier access for commuting between the newly arising suburbs and the cities. Those who could afford to move out of the inner city neighborhoods usually did. Those who could not afford to move or did not have access to transportation stayed stuck in the failing

buildings and amidst the disconnecting social structures of the inner cities. The once thriving neighborhoods were left sparsely populated and economically struggling families were left to survive without the cohesive community and local business that once was the core of these neighborhoods.

Unfortunately, many of the low income families that were left to survive the inner cities were minorities. The maps on the following two pages (Figure 5 and Figure 6) show the disparity of race and the concentration of minorities in the Southeast side of the city of Fort Wayne. This is historically significant due to the dissonance between races during this time period, and is currently significant because the poverty stricken neighborhoods are still primarily minorities. Recently there has been a surge in interest in revitalizing these neighborhoods to revive the once thriving heart of the inner city. New Urbanism and sustainable practices have begun to emerge as part of the redevelopment strategies and design ideas for addressing these issues. By using the principles of Integral Theory as applied to sustainability, the current state of the neighborhood and its redevelopment can be assessed. This allows for the redevelopment strategies to be analyzed with greater depth to become more inclusive in determining appropriate design ideas and redevelopment strategies.

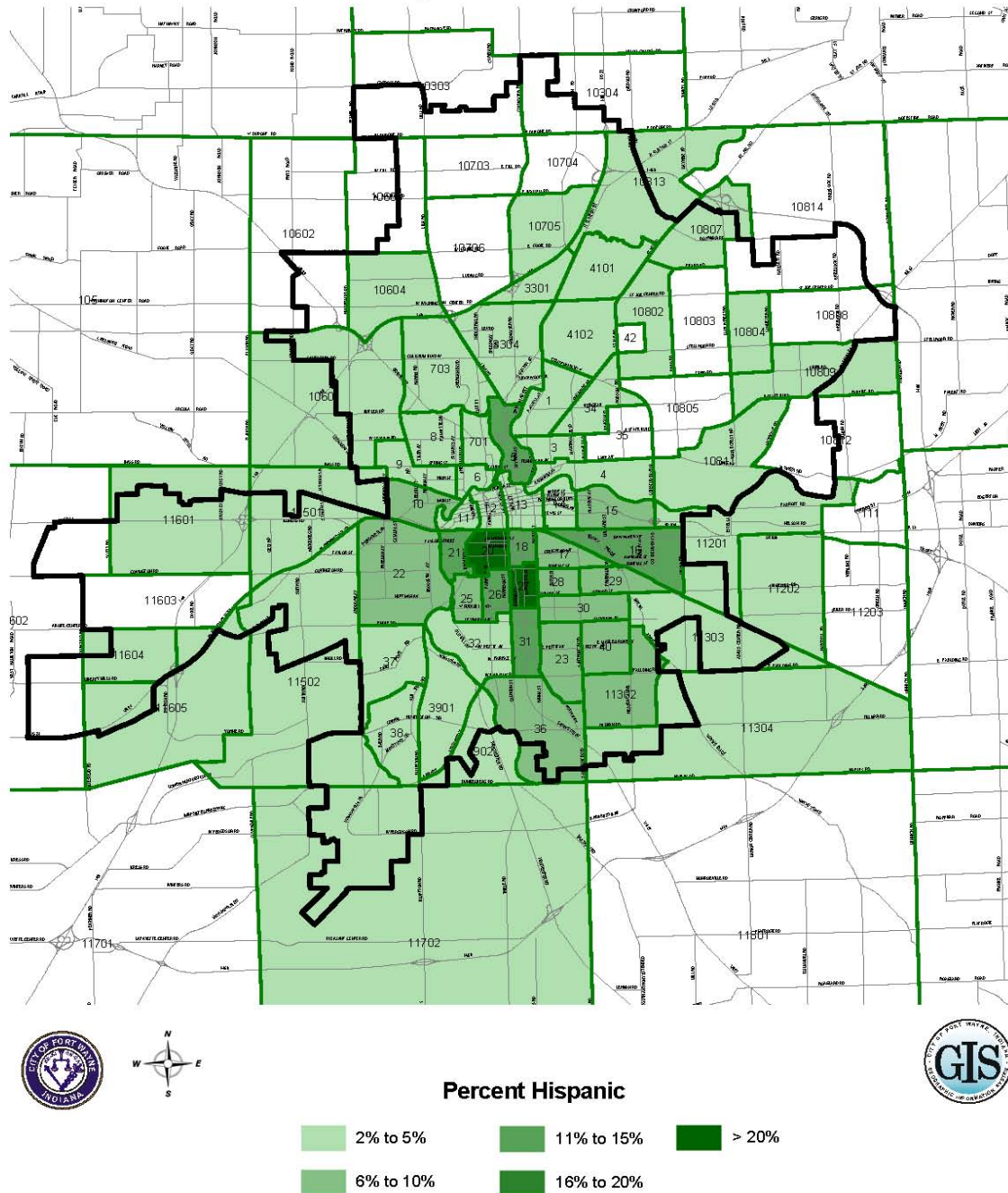
The Renaissance Pointe neighborhood, formerly known as the Hanna-Creighton neighborhood, is a 36 block area on the southeast side of Fort Wayne, Indiana. This neighborhood is situated in an area bordered by railroads to the north and full of rundown buildings and random empty lots due to demolition of some of the boarded up homes. The most recent redevelopment project renamed the area Renaissance Pointe and included the construction of 400 new homes, infrastructure updates, pedestrian connections to outside destinations and pedestrian corridors, and designated greenspace. The intent of Renaissance Pointe was to attract commercial and retail to the area (City of Fort Wayne, 2006a). As of January 2009, only 14 homes had been built and most of them still sat empty (Ridley 2009).

History of Hanna-Creighton Neighborhood (Renaissance Pointe)

The Hanna-Creighton Neighborhood was once thriving and successful. In 1888, Sylvanus Bowser established a fuel pump company in the area. S.F. Bowser and Company subsequently became the center for fuel pumps in the nation. Sylvanus wanted his employees to own their own homes so he invested his personal fortune in establishing Bowser Loan and Trust in 1917. This allowed 166 employees to purchase homes in the area and for the area to become known as “Bowserville”. During the Great Depression, growth in the area slowed and the Bowser Company suffered. Sylvanus Bowser lost control of his company in 1934 and he died four years later. Eventually, the area grew to accommodate 14 more blocks of housing, new schools, and new families. By then the heart of the activity was along Oxford Street, south of the site area. By 1950, home ownership in the area reached a high of 80% (City of Fort Wayne, 2006a). In the 1960’s the neighborhood began a downward spiral with post-war growth falling away and social forces taking their toll. Urban renewal cleared a 112 acre area directly north of the study site which dislocated 300 mostly black homeowners. School desegregation led to bussing children out of the area and to closing the neighborhood schools. Bowser Pump Company also relocated to Tennessee. These factors took their toll as vacant housing filled the neighborhood and crime and lawlessness escalated (City of Fort Wayne, 2006a). By the 1980’s the number of businesses in the area had decreased by 50% as compared to the 1950’s. In 1997, the abandoned Bowser Company buildings that were used as a storage area for tires, caught fire and burned for 3 days. This forced the evacuation of hundreds of residents from the area. This environmental disaster was the beginning of redevelopment initiatives in the area (www.rpointe.org).

The Hanna-Creighton research plan was created in 2000. As part of the research plan, two primary issues were identified as most important to the redevelopment of the neighborhood. First, the redevelopment should concentrate on owner occupied single family housing. Second, the redevelopment of the Bowser site should be used as a catalytic project. In 2002, Phoenix Manor was built near this site as a senior housing development and since its inception has maintained 100% occupancy.

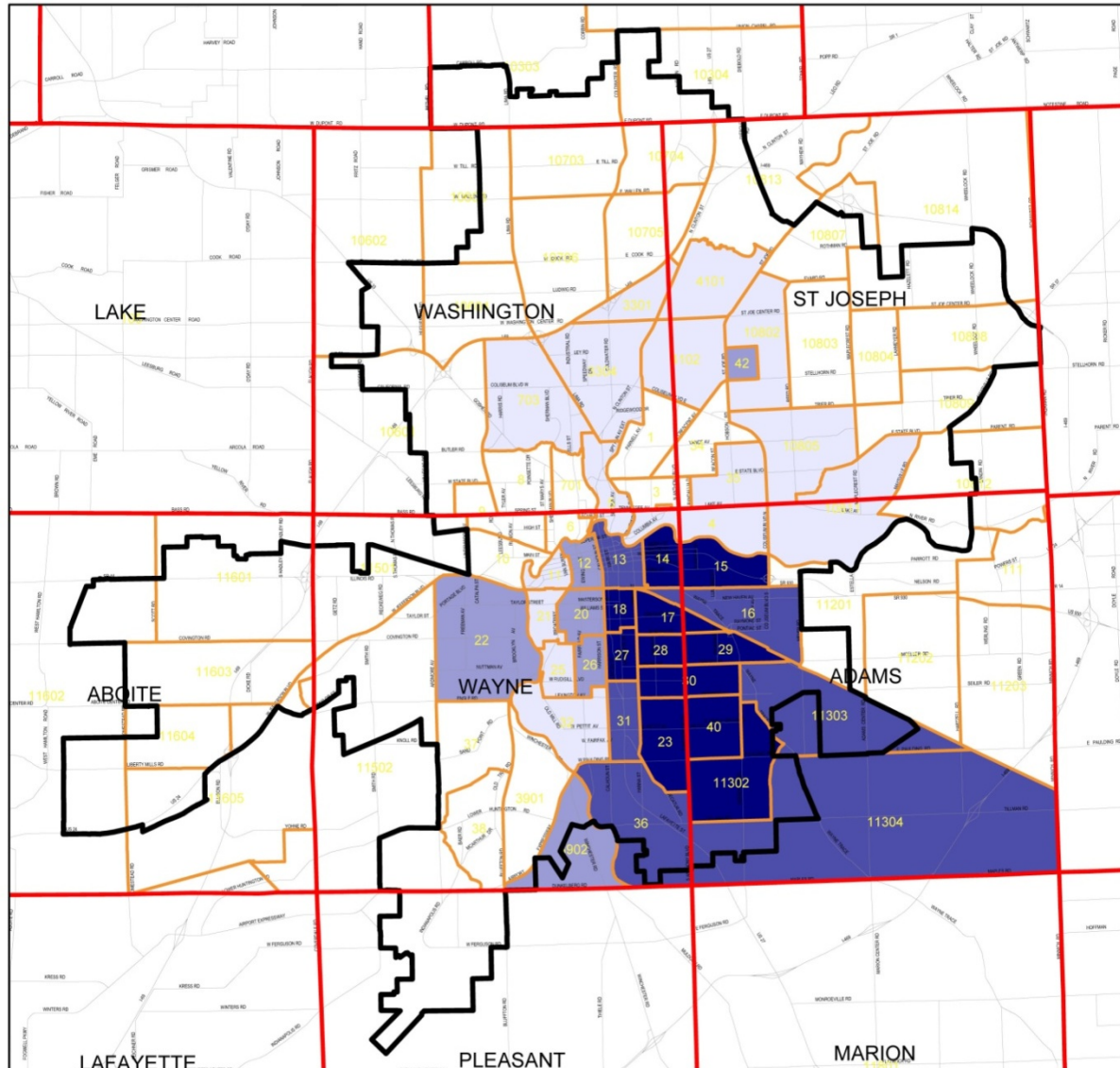
City of Fort Wayne 2000 Hispanic Population



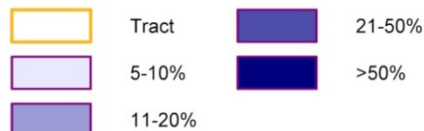
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Figure 5: Hispanic Population Fort Wayne, Indiana

City of Fort Wayne 2000 African-American Population



Percent African American



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Figure 6: African-American Population in Fort Wayne, Indiana

Additionally, construction of a new library, a Head Start building, which is a preschool funded by Community Action of Northeast Indiana (CANI, Inc.) for low income preschool opportunities, and a new Urban League were built in 2005 on the Northwest corner of the neighborhood. This area now serves as a public transportation hub and houses Brown Mackie College. In 2005, Renaissance Pointe as well as a neighborhood plan known as SYNERGY (Schools, Youth, Neighborhoods, Empowerment, Revitalize, Grow, You). SYNERGY was thereafter used in combination with the Renaissance Pointe plan to promote self-sufficiency as well as home ownership in the neighborhood (City of Fort Wayne, 2006a).

Many sources of information were found during the research phase of this project. Some of these include analysis and market studies such as the Fort Wayne SE Retail Market Opportunity (Metro Edge, 2004), the Southeast Area Development Strategy (City of Fort Wayne, 2007), and the Southeast Area Retail Market Analysis and Strategy: Existing Retail and Related Activity (Chesapeake Group 2009).

An especially important resource discovered as part of this research phase was BC Healthy

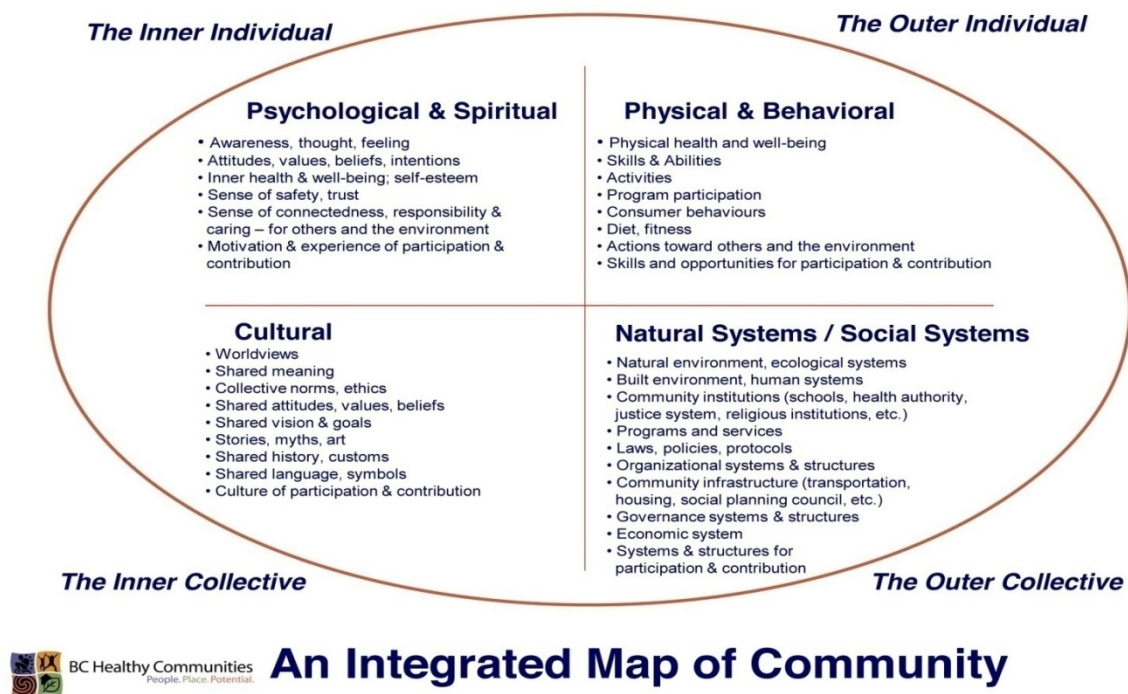


Figure 7: Integrated Map of Community

Communities (BCHC). “BC Healthy Communities (BCHC) is a province-wide not-for-profit organization that facilitates the ongoing development of healthy, thriving and resilient communities” (<http://bchealthycommunities.ca/>). BCHC originated from the Healthy Communities (HC) Movement in Canada in the late 1980’s. The HC approach is now used in the Healthy Cities Movement active in Canada and in over 80 countries worldwide. This approach is based on empowerment of individuals, communities, and organizations and capacity building. The BC Healthy Communities website promotes the Healthy Communities approach and provides information about this approach and the BCHC vision and mission along with and Integral Framework as applied to the HC approach (www.bchealthycommunities.ca/). Using both Ken Wilber’s Integral framework and the BCHC Integrated Map of Community (Figure 7) this creative project incorporates Integral Theory and Sustainable Community Development using both frameworks as analysis tools and guidelines to inform an integrated analytical framework to address perspectives relevant to this project. The resulting Core Design

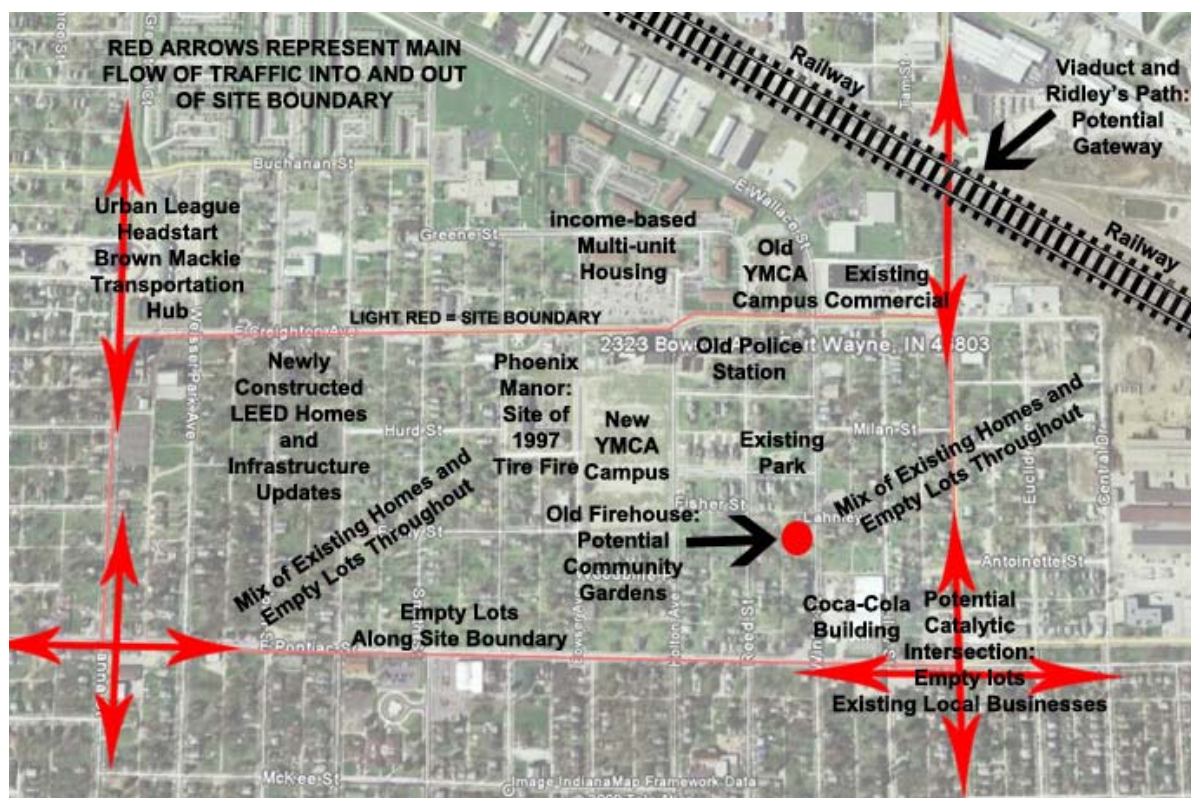


Figure 8: Neighborhood Inventory Map

Components (pg. 36) emerged as potential catalysts for increased emphasis on facilitating development initiatives within the community. The initial analysis based on these frameworks consisted of a Quadrivial Analysis of Renaissance Pointe.

Quadrivial Analysis

Upper Left Quadrant Analysis (UL)

In the Upper Left (UL) Quadrant the perspectives are based on interior thoughts and feelings. This Quadrant is difficult to analyze in that skilled observations and participant observation must be analyzed which in itself is based on the interior dynamics of the observer as well. Therefore, the analysis of this quadrant is not particularly based on individual behavior but the intentions, attitudes, values, beliefs, and motivations for them. As the observer, my thoughts and feelings about the neighborhood are based on my knowledge and experience within the neighborhood as well as my in depth research into the history and background as previously presented in the Introduction and Project Background sections. Reference has been made to the general feelings and thoughts regarding the negative perceptions of the area in the aforementioned market study analyses. Specific information pertaining to the UL perspectives of everyone would be difficult to obtain so for the purposes of this study, the assumptions will be made based on participant observation and research as well as interaction with stakeholders, neighborhood residents, and the neighborhood in general.

My perception as participant observer is not as a resident or stakeholder but as a visitor. During the many visits over the course of approximately 3 years I have met and observed many people. At first there was a sense of heightened awareness to my surroundings I observed that this initial feeling was most likely based on the things I have heard about the infamous “Southside” of Fort Wayne having grown up in a primarily middle and upper class town directly east of the area. Indirectly related, yet inadvertently a factor in this analysis, are the racial disparities between myself, my background, and the neighborhood. Although I feel uneasy in the area, I found that most people I encountered were friendlier than in my own neighborhoods I have lived in. Overall, I believe the area is not as dangerous as its reputation presents and my level of comfort in the area increased with more exposure to the people and places within the

area. This neighborhood was chosen for this study because I believe that with proper analysis and intervention that it has potential to thrive as it once did. Additionally, we must recognize that the economic and social issues relevant to this neighborhood and others like it are often due to the lack of resources and/or motivation to make a difference.

During one of my early visits to the area I encountered a man who has lived in the area his entire life and he looked to be in his late 40's or early 50's. He says that he feels safe and secure in the area. This has a lot to do with a sense of belonging based on living in the neighborhood. He mentions that the neighborhood has changed and it doesn't feel as socially connected as it once was. He speaks highly of people who have lived here long-term and seems to be familiar with almost everyone as they pass by. He seems to feel connected to the neighborhood. He mentions the safety concerns as one of the main problems in the area as well as the perceptions by those outside of the neighborhood that the area is full of crime and drugs. The recognition that these feelings and perceptions of the area have a direct effect on how people behave (Upper Right Quadrant), shared worldviews (Lower Left Quadrant), and the systems that support or deter development (Lower Right Quadrant) is crucial to understanding the cyclical nature of development and understanding how all quadrants can simultaneously support and enhance each other. This is the way Integral Theory can be applied to sustainability and bring forth sustainable revitalization.

A community forum was held on August 28, 2006 and one of the questions asked was what barriers to investment were believed to be present in the Southeast. The response to this question as published in the forum notes is, "The majority of respondents indicated that the biggest barrier to investment is the negative perception/image of the southeast with the need for more positive promotion and marketing as something the city can do to help. Other barriers indicated were issues related to the lack of appositve neighborhood level commercial, personal and professional services, lack of interest and/or perceived high risk by local developers, education issues, and issues related to race relations" (City of Fort Wayne, 2006b).

Employers in the southeast area of Fort Wayne feel that the overall decline in growth is partially due to a lack of draw to the area as well as 23% feel unable to attract qualified workers due to the

negative perception of the area, a shortage of well educated and properly trained applicants, and high employee turnover due to unreliability (The Chesapeake Group, 2009). All of these things indicate that there is a general feeling of negative perception of the area as well as an awareness and documented studies about the severity of social, educational, and economic issues.

Upper Right Quadrant Analysis (UR)

To better understand the issues of personal perception (UL) and how these perceptions are manifested outwardly, we now move into the Upper Right (UR) Quadrant. The following statistics do not completely coincide with the BCHC framework but I feel they are significant in realizing some of the underlying issues surrounding manifesting a sustainable revitalization this neighborhood. In order to have a completely Integral assessment, all of the underlying factors must be acknowledged prior to assessing the actual behaviors associated with the UR. Within the neighborhood and surrounding areas, 76% of the households consist of 2 or more people including 30% of the containing at least one child 6 years old or younger and additionally, 70% of households surveyed are one income homes with 28% of that being only part-time work. The majority, 60% have resided at the current residence for over ten years and 76% own rather than rent (The Chesapeake Group, 2009). According to a 2000 census map found within the official City of Fort Wayne website, Renaissance Pointe consists of more than 50% African-American population

(http://www.cityoffortwayne.org/images/stories/community_development/special_projects_gis/files/african_american_population.pdf). This number is significant due to the astonishing difference in the demographics for the entire city which was 17.4% in 2000 (City of Fort Wayne, 2009). Educationally, only 62.7% of the population within the zip code associated with this neighborhood graduated high school and only 4.5% have completed a bachelor degree or higher according to the U.S. Census Bureau Fact Finder website (<http://www.factfinder.census.gov>). An interesting observation I made during the collection of census data was in a comparison of statistics between the zip code associated with this neighborhood and a zip code for a more affluent neighborhood. The discrepancies in the statistics were

profoundly in favor of the more affluent neighborhood. Employment rates for the Renaissance Pointe neighborhood showed that less than two-thirds of the population was employed.

My observations of people's behaviors in this neighborhood are that many of them walk and/or use the public transportation system, attend one of the numerous churches in the area, and interact in a friendly manner with others around them, including strangers such as myself. According to Anthony Ridley, president of the neighborhood association of Renaissance Pointe, it is difficult to get the residents involved in community activities and grassroots projects in the area. I observed many people utilizing the new public library on several occasions and the construction of a YMCA facility offers a place for social interaction among residents as well as a resource for positive and supportive physical and social development.

Consumer behaviors in the neighborhood show that 67% of the residents utilize commercial establishments within the Southeast area at least once a week and the majority of household income is spent on food, transportation, and housing. This market analysis also showed that 23% of households purchased items from catalogs or the internet at least once a month (The Chesapeake Group, 2009). The nearest and most utilized grocery store is more than 2 miles from the southwest boundary of the neighborhood. Several small convenience stores and local shops can be seen along the outlying corridors of the neighborhood along Pontiac Street and Oxford Avenue as well as clusters of local businesses on the main intersections of the site boundary.

I observed that in the area there are minimal parks and opportunities for outdoor entertainment and that the existing parks were not well maintained and simple. Rarely in the many visits to the area have I observed much use of these spaces. Worn footpaths through vacant lots and across vacant corner lots are apparent as high traffic pedestrian paths. The neighborhood association president, Anthony Ridley invested his own time and money into a small pocket park adjacent to the viaduct at the northeast corner of the study site boundary along Anthony Boulevard. The area had a definitive pedestrian path and Mr. Ridley built a brick path along the trampled dirt for those who should pass through. He included shrubs and flowers and a bench to rest on. Currently, the upgrades to the sidewalks within the

neighborhood have forced a slight redesign of the pocket park to accommodate the larger and updated sidewalks along Anthony Boulevard.

Another existing park space is located directly adjacent to the former Police Department building along Oxford Avenue on the north edge of the study site boundary. This space is overgrown and falling apart yet the significance of what it once was is eerily lingering. It was a community garden space and memorial park for Mrs. Virginia, a local resident who had opened her home to feeding and clothing the less fortunate and/or homeless in the area. Unfortunately, the community gardens were discontinued due to vandalism and lack of maintenance.

Within the 36 block neighborhood there is one public basketball court other than the parochial school, a daycare center, and personal homes. There are two playground areas for children other than those of several home based daycare centers, and very few additional amenities for entertainment or social interaction. There are no movie theaters, bowling alleys, arcades, youth centers, or other recreational and entertainment amenities. This may be a good explanation for the fact that 62% of the households in the neighborhood go to the movies less than once a year (The Chesapeake Group, 2009).

Lower left Quadrant Analysis (LL)

Having looked into the individual behaviors in the Upper Right Quadrant, we will now look into the Lower Left (LL) Quadrant. The LL represents interior collective or cultural considerations. Once again we must realize that as an analysis of the interior groups, there is a level of critical assessment and assumption that must be drawn on to make judgments about the shared meaning and worldviews of the neighborhood. Upon careful reflection and consideration based on information gathered during the research phase of this study, the overall lack of shared meaning and worldviews seems to be pervasive in the major issues surrounding the overall disconnected atmosphere of the neighborhood. With the empty lots remaining from the demolition of many of the dilapidated houses in the area there are places that look rural in nature. In addition to this openness throughout the neighborhood there are a large number of rental houses in the area. The overturn of residents based on rental property rather than ownership may be contributing to the seeming lack of interpersonal connections as neighbors move in and out over time.

In order to maintain social and cultural sustainability in balance with economic, environmental, individual, and systemic sustainability a sense of stewardship or at least accountability would benefit from long term and/or permanent residents to set the precedent for accountability. To address the need for interpersonal connection and supportive stewardship within the neighborhood would enhance the revitalization efforts in the area.

Historically, inner city neighborhoods would have a neighborhood school or church and these functioned as social gathering places for adults and children residing in or around the area. Renaissance Pointe has several churches in the vicinity but not a neighborhood school. The bussing of students throughout the Fort Wayne Community School district contributes to the disconnection of neighborhoods while attempting to balance the systemic problems of public school systems in regard to affirmative action and desegregation issues, policies and ideologies such as No Child Left Behind, and funding. Children in this neighborhood may live across the street from one another and yet attend different schools. In addition to the lack of supportive social systems in regard to education there is no “center” within the neighborhood. In most small towns a town center or town hall would be observed as a meeting place for residents. Although there is a general sense of disconnect among the people of Renaissance Pointe, I believe that everyone has the desire to connect with others and there is always common ground somewhere. For this area the common ground seems to be survival. Maslow’s hierarchy of needs represents the primary shared value at the most primitive and general level. Based on the demographic data on income, education, and the racial disparity within the area, we can see that there are common issues among these residents. Addressing these issues as a group could establish the shared values and beliefs as well as promote a sense of belonging and connection with others which in turn leads to a sense of ownership and stewardship. As people expand their worldviews to include others there is a greater capacity and willingness to connect with others that share the newly expanded worldview and thus lead to more sustainable and cohesive communities (Hochachka, 2010). How to do this is the ultimate issue within this community. The values and shared worldviews may be similar but without the connection to others there is no way to capitalize on this for the betterment of the overall community. Not only do the

residents of the area need to establish connection within the neighborhood but the entire neighborhood is disconnected from the city by social and economic issues, which, if addressed properly and integrally, has the potential to promote the interconnection throughout the city of Fort Wayne. This redevelopment is not just about the neighborhood, but about all of us and the general need for the shared meaning of community within the larger holarchy. By promoting and supporting collective collaboration residents can get directly involved in the revitalization of their neighborhood.

Lower Right Quadrant Analysis (LR)

The systems within this neighborhood are what make up the Lower Right (LR) Quadrant. The infrastructure of this community is the makeup of all of the social, economic, political, and environmental systems. Social systems are based on collective or shared beliefs within the Lower Left Quadrant and lack of this has already been identified as a key issue in this community. Therefore, reinforcing these systems would support evolution towards sustainability within both the Lower Left and the Lower Right Quadrants. The neighborhood association president, Anthony Ridley mentioned that community and citizen involvement in the neighborhood is difficult to obtain. Additionally, there is a youth center within the site boundaries for this project that sits locked and empty due to funding issues; therefore, economic systems are tied into this.

The definition of brownfield according to www.dictionary.com is “an industrial or commercial site that is idle or underused because of real or perceived environmental pollution”. A meeting with the local brownfield manager for the City of Fort Wayne, Gary Lyman, in 2009, revealed the brownfields within the city that were being addressed were largely based on potential for economic viability for the city. He was unaware that the former Bowser site, location of the 1997 tire fire that burned for three days, was considered a brownfield. Ultimately, the sites being evaluated and invested in were not in the Southeast area due to the lack of potential for economic return. Therefore, one of the greatest factors in the revitalization of Renaissance Pointe seems to be the economic and political systems lack of investment of time and money in the Renaissance Pointe neighborhood. Within development or redevelopment, politics and economics are inevitably intertwined based on the current systems of

governance and jurisdiction. Without political and economic interest, basically, without profitable outcomes, there will be no political or economic commitment. Without these systems to support the redevelopment there will be no economic investment, hence the revitalization funding issues now faced by Renaissance Pointe.

This is not to say that there has been absolutely no investment in the area by the City of Fort Wayne. Within the 36 block area there have been several blocks of sidewalk upgrades, lighting upgrades, alley installations and upgrades, as well as updated and new signage. These updates include a bike trail along the edge of one of the connecting streets between the new homes and the new YMCA which establishes a starting point for pedestrian connections throughout the area. In addition to the construction of new homes the city has provided a program for homeowners to upgrade the existing façade of their homes to improve the overall look of the neighborhood in accordance with the “Renaissance Pointe Pattern Book”.

Housing was identified as one of the most important concerns for the area through the Southeast Area Development Strategy (2007). The numerous rental properties in the area contribute to the lack of upkeep on personal property due to the low cost of living in the area and the lack of interest in upkeep by so called “slumlords”. The existing plan for Renaissance Pointe originally focused on owner occupied housing and elimination of a majority of the rental properties. This has since been revised in the Southeast Area Development Strategy update of 2010, the include the establishment of apartments within the larger existing homes as well as the construction of townhomes along the retail corridors on the edges of the site and with newly established rules for rental properties., there will be allowances for landlords to maintain such properties within the neighborhood. Overall, these measures are more inclusive for a broader range of incomes and family types.

Transportation issues have been addressed within the area by the placement of public bus transportations hub near the new Urban League and public library site. Other issues regarding the transportation infrastructure include the disconnection of streets as well as the lack of updated roadways. Almost directly in the center of this site there is a cross street that has been blocked off by a chain link

fence. This street is one of the few cross streets within the neighborhood and is directly southwest of the new YMCA site.

Fort Wayne has an extensive greenway and trail system. The potential connections within the site and to the extensive surrounding communities are represented in Figure 8 below. The proposed connections to the existing trails are represented by the lime green lines. Bicycle lanes have been designated on some of the main streets in the southeast part of the city. This was accomplished by making 4 lane streets into 2 lanes allowing for bicycle lanes to run along the edge. This is a useful idea for supporting sidewalks as pedestrian corridors but safer alternatives, such as separation from vehicular traffic, would be an asset to the neighborhood.

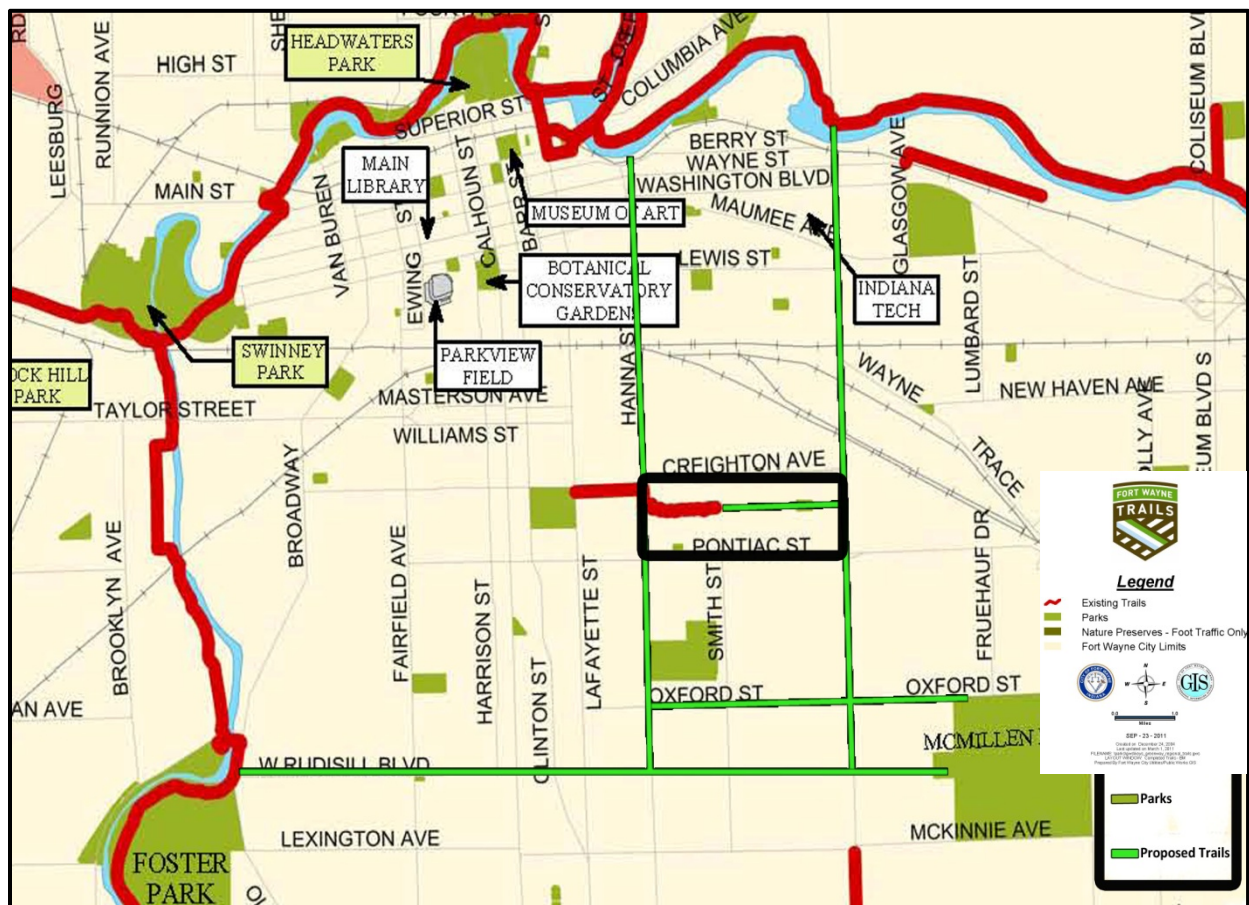


Figure 9: City of Fort Wayne existing trails and proposed trail connections to Renaissance Pointe

The YMCA was built as another catalytic project in the area. The previous YMCA site was just north of the neighborhood in an old building that needed many updates. The new building is following the current trend of “green” building in that it is the first building to be constructed in the area that is LEED certified. LEED stands for Leadership in Energy and Environmental Design. A simple way to explain LEED certified according to Wikipedia.com is, “verification that a building or community was designed and built using strategies intended to improve performance in metrics such as energy savings, water efficiency, CO₂ emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts”. This is a step in the direction of education and expanding peoples’ awareness of the role we all play in the environment as well as a potential catalyst for personal and collective development physically, mentally, and spiritually which promotes sustainability in the other three quadrants. Potentially, this facility could function as a community center with the proper programming and resources to facilitate interest in personal growth and community involvement.

This leads into a discussion of the education system within the neighborhood. With the new Urban League and Head Start buildings along with the library and Brown Mackie College all in one location, it is easy to see that educational programs and information are available and easily accessible to the neighborhood. The Urban League offers adult education classes as well as activities within the community and opportunities for participation in community events. Expanding the services within the area is an opportunity for self-empowerment and aids in promoting self-sufficiency which is one of the primary goals of SYNERGY as previously mentioned. This means that the neighborhood has the potential and some interest in revitalizing that needs to be capitalized on. As education and awareness expand in an area the evolution inevitably affects the other three quadrants. These existing systems in the neighborhood, given adequate funding and resources, have the potential to gain momentum and reinforce sustainable revitalization. This would encourage and support an evolution in the Lower Left Quadrant in shared meaning and values which would support community connection.

Discussion and Overall Analysis

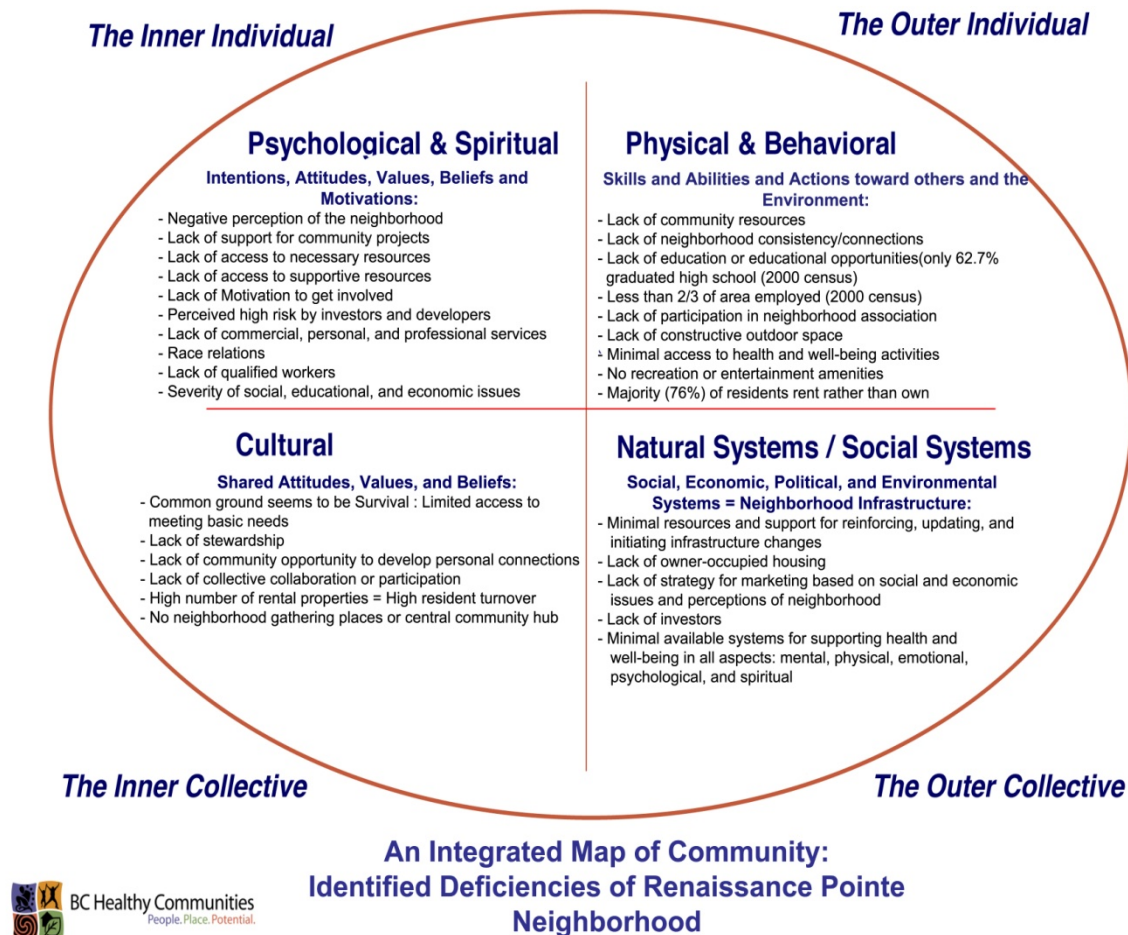


Figure 10: Integrated Map of Community-Renaissance Pointe Identified Deficiencies

There are many things to consider in the awareness that comes with this Quadrivial Analysis of Renaissance Pointe. Upon completion of this analysis, the author felt that the imbalance of the quadrants is apparent. The LL quadrant appeared to be the most difficult perspective to take due to a perceived lack of shared values and meaning as a neighborhood community. In order to fully understand this, additional Quadrivial analyses could be done to go into the many layers apparent by this initial analysis. This is beyond the scope of this project and could be considered in future applications or additional studies of this nature.

As revealed by the two left quadrants the greatest barrier to the revitalization of this neighborhood in the scope of this project is the pervasive negative perceptions of the neighborhood by the surrounding areas as well as the lack of stewardship and participation within the neighborhood. Therefore, the contention herein is that the lack of consideration for individual perception (UR) and cultural connection (LL) as well as the lack of resources and sustainable support systems (LR) to participate in sustainable collective behaviors (UR) within the existing plans and extensive analysis completed by or for the City of Fort Wayne have had a profound effect on the overall outcome of this redevelopment project to date. In approaching this from a more integral perspective, the ideal evaluation would include an extensive analysis and research phase in which community forums and activities directly related to the redevelopment project would include residents and stakeholders directly involved in the community as well as professional evaluation and guidance throughout the process. This would contribute profoundly to the UL perspective and would aid in developing the connections that are lacking or need reinforcement in the LL perspective. Additionally, with supported systems and resources in the LR and supported development of the UL for individuals within the community, this would reinforce the UR behaviors connected to sustainability as well as continually evolve all four quadrants over time. The recommendation is that additional research should be conducted to identify the specific programs and facilities that are needed to boost the cultural and social interaction in order to reach a socially and culturally sustainable solution within the area. This could be done by using a value's system analysis, such as Barrett Brown discusses in "Theory and Practice of Integral Sustainable Development: Part 2-Values, Developmental Levels, and Natural Design" (2005). Within the scope of this project are recommendations based on current resources and grassroots initiatives available to support sustainable redevelopment in the City of Fort Wayne.

To address the negative perceptions (UL) of the area, aesthetic upgrades should be deeply incorporated into the planning and implementation of revitalization efforts. There are numerous studies that have been done on the perception of safety and that even minor changes, such as lighting and signage as well as sidewalk and pathway widths, can contribute to the feeling of safety in an area. If people feel

safe in an area (UL) and get along with the neighbors based on a mutual sense of safety (LL) then members of the community would develop a sense of stewardship and the individual and shared actions (UR) would reflect a development of systems (LR) that supported the shared views of the community (LR). This is obviously a simplistic version of the cyclical nature of Integral Theory and evolution of consciousness, yet represents the symbiotic nature of healthy and sustainable development within individuals as well as their community. Additional studies directly related to the perception of safety in Renaissance Pointe could be conducted to address the specific safety concerns. Based on this quadrivial analysis specific recommendations will be made regarding pedestrian and bicycle safety in the community as well as signage and “Gateway” suggestions for softening the edge of the site and connecting it with the surrounding communities. Additionally, based on this analysis and the lack of community cohesion (LL) a hub of community related and based activities would support the development of individuals and the community. Therefore, not only should the residents and future residents of the neighborhood be included but also the residents of the city of Fort Wayne. Unfortunately, the southeast area of Fort Wayne has been perceived negatively for decades now and this will be a hard issue to address and turn around. The *Southeast Area Development Strategy* (2007) and the *Southeast Retail Market Opportunity* (2004) as well as the *Southeast Area Retail Market Analysis and Strategy: Existing Retail and Related Activity* (2009) show that the city of Fort Wayne has an interest in turning this negative perception around and wanting to make Renaissance Pointe a functioning economic area, yet the inclusion of a supporting system for social, cultural, and individual development is missing from the original redevelopment plan. The limited amount of availability for social interaction, outdoor activity, and recreation or entertainment contributes to the social and systemic dysfunction within the area. By increasing the opportunities for these things we, as a city, would be fostering the increased interpersonal connections and values that are a necessary part of a thriving community. The availability of these things would increase the possibility for local employment, boost the economic vitality of the area, and ultimately, increase the perception of safety and security by simply getting people within the

neighborhood as well as those outside of it, to know each other and interact with each other. This would also contribute to the change in perception of the area that is ultimately necessary for increased growth.

Although these things would support an evolution of perception (UL) towards a more positive one, change would need to be consistent over time. Development of community supported agriculture programs as well as educational programs (LR) would support and develop additional opportunities for community involvement and individual development. This could connect the purposed hub of community based activity with the existing catalytic projects within the site such as the new YMCA and the Urban League development area. Each could use the other for support and development by developing a common shared view of the neighborhood (LL). To encourage people to purchase the new



Figure 11: Land Use Diagram

homes in the area, there needs to be a draw to the area. Vacant lots, lack of parks and recreation, dissonance between residents, lack of employment, lack of retail and commercial opportunity, and safety and security issues, all hinder the potential for selling the already constructed and planned houses. The existing vacant lots could be used to connect the

existing catalytic sites as well as allow for community supported agriculture throughout the entire community. By diagramming the existing vacant lots on a map (Figure 9) we can see the potential for interconnectedness using pedestrian and bicycle paths and urban agricultural installations as well as open space and social gathering spaces by visually and spatially linking the empty lots throughout the site. All of these can be incorporated to encourage social and cultural interaction and development.

Throughout the city of Fort Wayne there are multiple organizations and groups to support and encourage sustainable urban community living. The Young Urban Homesteaders was founded in 2012 by Phillip Carroll and his partner Samantha as an initiative to develop their own urban homestead as an

example and prototype of the potential for sustainable urban living. They provide food for themselves and support themselves on the produce and products they develop and sell at farmer's markets around the city. In the past several years, the number of farmer's markets in the City of Fort Wayne has grown substantially and therefore the common shared value creates a connection throughout the city that is based on social, environmental, and sustainability issues. Since the start of their homestead, they have helped to initiate several projects throughout the city and have since began phase 2 of their initiative, Healing Urban Ground which is partnering with The Plentiful Earth Foundation of Indiana "to support responsible stewardship of both land and community" according to an *Indiegogo.com* story from March 2014. Healing Urban Ground is an initiative to remediate contaminated urban lots in order to provide a viable food source for the community. The Young Urban Homesteaders acquired an empty lot in 2014 and with help from volunteers and others who share the same values helped to clean and clear the lot and sunflowers and other plants that have been shown to clean toxins out of the soil were planted as the initial step in cleaning the soil to accommodate food production. According the Indiegogo story "where there is a garden there is always a surplus of food and we make sure this finds its way to those who need it most. But these gardens can be incredible tools for empowerment. We can create jobs with these gardens, clean the soil, and provide our neighborhoods with fresh, healthy, affordable food" (2014). With the local support of these and other organizations, the community of Renaissance Pointe could function as part of this initiative and function as a precedent for the development of an urban food forest.

According the website for Beacon Food Forest Permaculture Project in Seattle, Washington, "A food forest is a gardening technique or land management system, which mimics a woodland ecosystem by substituting edible trees, shrubs, perennials and annuals. Fruit and nut trees make up the upper level, while berry shrubs, edible perennials and annuals make up the lower levels. The Beacon Food Forest will combine aspects of native habitat rehabilitation with edible forest gardening"

(<http://www.beaconfoodforest.org/>). The Beacon Food Forest project was initially a final project created by four students of a Permaculture Design course. The principles of Permaculture development according to a table shown on this website are:

Steps:	Permaculture Principles:
Step 1: Find the land.	Observe and Interact.
Step 2: Find a core group of dedicated believers.	Integrate rather than segregate.
Step 3: Introduce the BFF Concept to the Community.	Use and value diversity.
Step 4: Create a relationship with the landlord and begin negotiations.	Use and value renewable resources and services. Apply self regulation and accept feedback.
Step 5: Create leverage.	Creatively use and respond to change.
Step 6: Continuous Outreach and Community Engagement.	Use edges and value the marginal.

Figure 12: Steps to Permaculture development - Beacon Food Forest Project; Seattle, WA

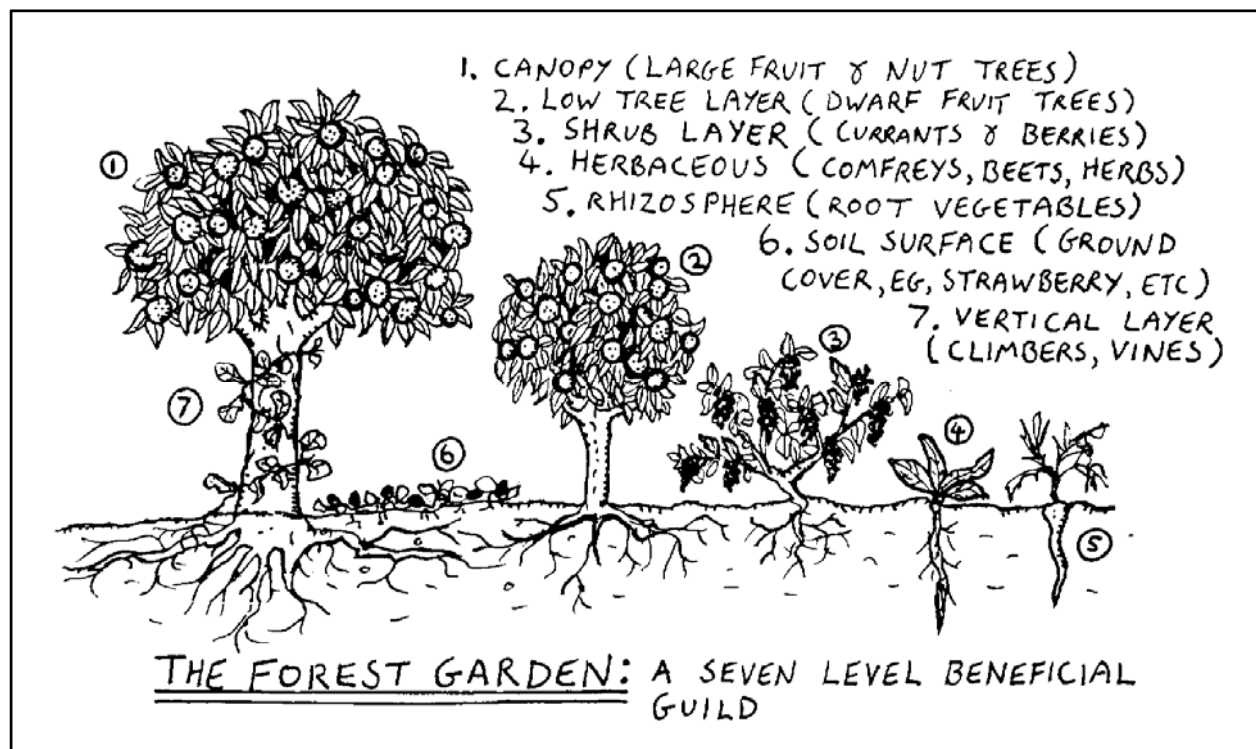


Figure 13: Food Forest

Although the steps are general, the Permaculture principles represent an integrated perspective that aligns closely with Integral Theory as applied to sustainability. This food forest is the first of its kind and is

scheduled to open in 2014. The Beacon Food Forest project will be a precedent as additional communities learn and build from it.

Based on the quadrivial analysis, the Renaissance Pointe neighborhood could greatly benefit from the use of empty lots as urban based agriculture and/or Permaculture practices and educational areas in order to support an Integrally Sustainable redevelopment. This was not an aspect of the original redevelopment plan and social, cultural, and systemic redevelopment initiatives must be included in order to be considered an integrally informed solution. Another important local resource is the Allen County Extension office at Indiana University Purdue University of Fort Wayne. The Extension Office offers a Master Gardening Program and some of their certified Master Gardeners participate in the support of the previously mentioned local grassroots organizations. This is an additional resource that the community of Renaissance Pointe could use to support the initiatives for integrally sustainable shared beliefs and values (LL) and education and experience based personal development (UL) as well as the development of socially and environmentally supportive resources and systems (LR) that symbiotically work towards Integrally Sustainable behavior (UR).

Identifying Existing and Potential Catalytic Sites within the Community

Based on geographic locations of the previously mentioned catalytic project installations, the locations of vacant lots, and the sites potential to soften the edge as well connect the neighborhood with surrounding communities were all factors in determining potential catalytic site designs. The four potential catalytic sites are shown geographically in Figure 13.

Catalytic Site 1: Community Engagement and Educational Catalyst

In the Northwest corner of the site is the Urban League and Head Start and is an existing catalytic site that is a supportive resource for the neighborhood as well as surrounding communities. The transportation hub, Brown Mackie College, and a branch of the Allen County Public Library all contribute to the development of individuals and educational opportunities. The Urban League has partnered with the City of Fort Wayne and Kevan Biggs TC Development to make housing in the area affordable by marketing additional newly constructed homes to people based on income and allows for

the renting of housing units with the intention to help the tenants eventually own the home. As of January 2012, all of the additional 66 homes built are leased and occupied (<http://www.wane.com/news/local/all-66-homes-in-renaissance-pointe-leased>). With the inception of additional programs to support community supported agriculture programs such as The Young Urban Homesteaders and Healing Urban Ground, this strategic location of educational and community resources could maximize the potential for Renaissance Pointe to develop a community wide initiative for urban agriculture and community involvement.

Catalytic Site 2: HUB and Four Quadrant Accelerator

The second and most central catalytic site is the new YMCA facility. Due to the facility's location and the surrounding ample vacant space this site has the potential to become a destination point along pedestrian pathways as well as a hub of educational, physical, mental, and social interaction amongst the residents of the neighborhood. This supports the overall concept of integral with the emphasis on health, wellbeing, equality, and social support. The overall potential for Sustainable development is rooted in values as previously mentioned. In order to promote Integrally Sustainable values within a community there must be an opportunity for personal experience and engagement. The YMCA website's homepage



Figure 14: Potential Catalytic Sites

states “For Youth Development, For Healthy Living, For Social Responsibility” (2014). These values support Integrally Sustainable initiatives in all four quadrants and therefore are a key component to Integrally Sustainable Redevelopment in Renaissance Pointe. The space surrounding this facility could be used towards education about community supported urban agriculture used as a social gathering and open space within the neighborhood.

Catalytic Site 3: Northeast Gateway and Cognitive Change Catalyst

The Northeast corner of the site is the third site represented and is directly south of a viaduct over South Anthony Boulevard which is one of the two main North/South thoroughfares along the edges of Renaissance Pointe. Anthony Ridley has already installed a small park and pathway along the corner where an obvious pedestrian and bicycle path had been worn diagonally into the area leading into the surrounding few businesses and the Renaissance Pointe neighborhood. Updates to the sidewalks and other aesthetic infrastructural components have also been installed in this area and the City of Fort Wayne has allowed the small park created by Mr. Ridley to remain. There is potential for this area to become a “Gateway” into the Renaissance Pointe neighborhood. This would soften the prominent entrance as one passes under the stark concrete viaduct into the neighborhood as well as become an aesthetic enhancement to the area as one passes out of the neighborhood. Incorporating a corridor experience with aesthetic enhancements as well as pedestrian and bicycle friendly pathways would assist in evolving the perception (UL) of the area towards a more positive shared view or belief about the neighborhood (LL). In addition to beautifying the area there is substantial potential for updating the existing businesses and buildings and promoting an economical (LR) and possibly social value (LL) in the area. There is limited potential for this to support a community based agricultural program other than providing locally grown produce and goods to possible restaurants and businesses who may want to establish themselves in the existing retail and commercial area.

Catalytic Site 4: Southeast Gateway and Economic Change Catalyst

The final site for a catalytic project to promote Integrally Sustainable redevelopment in the Renaissance Pointe neighborhood is the Southeast intersection and neighborhood edge. Most of the

abandoned buildings have been moved leaving the site flat and empty, surrounded by several small businesses, empty buildings, and a very high traffic intersection. Additionally, there is a large building adjacent and directly within the neighborhood that is large enough to renovate and centralize neighborhood and community resources and supportive offices for economic (LR), social and cultural (LL), personal (UL), and environmental resources, such as SYNERGY and CANI. The surrounding areas include a large open space which could be used to support urban agriculture (UR) and education (LR) as well as a space for exercise and recreational opportunities (UR), social gatherings (LL), community events (LL), festivities, farmer's market and leisure. The vacant lots surrounding the intersection could be developed into a commercial and retail space and the intersection offers another opportunity for a "Gateway" into and out of the neighborhood and consists of mostly vacant lots. Additionally, with the existing street layout, a roundabout could serve as a way to slow traffic into and out of the neighborhood as well as promote aesthetic pleasure rather than a lack of safety (UL) which has already been discussed as a primary concern about the neighborhood and surrounding areas. All of these components can be combined to promote sustainable development by developing a relationship to each other that supports the shared value of each perspective as valid and necessary for Integral Sustainability.



Figure 15: Catalytic Sites-Vicinity and Neighborhood Context

Identifying Specific Design Project Site: Opportunities and Challenges

Site 1: Community Engagement and Educational Catalyst

This location is already a vibrant part of the neighborhood with the Urban League, Head-Start, Library, Transportation Hub, and College. The current state of development at this site supports catalytic growth potential, therefore this site will not be further developed for this project. There is potential for additional amenities to be developed in the adjacent empty lots and additional community resources and/or services to be offered through the existing facilities.

Site 2: HUB and Four Quadrant Accelerator

The YMCA opened in 2010 and has successfully brought some life to the center of this neighborhood. There is potential to add additional park space, community gardens, and additional amenities in the empty lots in the surrounding areas. This space is on the existing Master Plan as a connection for the greenway to the west as well as the planned greenway that will run along S. Anthony Blvd. Connection with surrounding areas using aesthetic, infrastructural, and community gathering spaces or pathways could successfully support the existing services and functions of the YMCA as well as Phoenix Manor senior living apartments which have maintained 100% occupancy. This space will not be further developed for this design project.

Site 3: Northeast Gateway and Cognitive Change Catalyst

This viaduct offers potential to become a “Gateway” into the neighborhood. Greenway plans are already under construction in this location and the Links building on the adjacent corner offers potential for additional retail and commercial opportunities as well as a large enough area for amenities lacking in the area such as a grocery store, community gardens, food forests, and farmers market. The four corners of the intersection directly south of this location has great potential to become socially and economically viable with updates and/or removal or relocation of the existing automotive repair and sales businesses. Additionally, the railway offers the potential for future public transportations studies and projects. As a “Gateway” this site could support the transition of the negative perception of the area using aesthetic and

lighting upgrades as well as incorporating design of non-motorized connections that create a comfortable and safe transition into the neighborhood along the busy corridor of S. Anthony Blvd.

Site 4: Southeast Gateway and Economic Change Catalyst

This location lacks any upgrades or infrastructural development towards the existing Master Plan. It is a busy intersection surrounded by empty lots and a few small businesses. The Coca-Cola building is the first structure directly adjacent to the empty lots at the intersection and has the potential to be renovated into community resources such as community information, educational resources, employment opportunities, and educational opportunities for personal growth and community development. There is an existing pedestrian path through the empty lots running directly towards the open space at the rear of the Coca-Cola building which connects to a series of empty lots through the neighborhood that connect through to the YMCA facility. The intersection offers the potential to become a commercial and retail node as well as offering potential public gathering spaces using an urban plaza atmosphere to foster positive social interactions. This site has the most potential for development in the neighborhood and therefore will be used to develop an integrally informed design for the Renaissance Pointe neighborhood.

Site Design: Developing Community Through Connection (Site 4 and Connection to Site 2)



EXISTING PEDESTRIAN WAYS AND HOMES

Figure 16: Footpath Connections

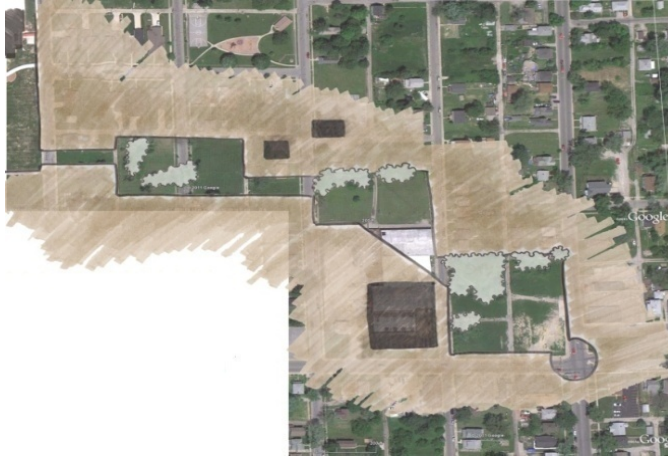


Figure 17: Concept -Open Space Connections



Figure 18: Pedestrian Patterns and Active/Passive Space



Figure 19 : Site Circulation and Potential Programming

Based on the research and quadrivial analysis of Renaissance Pointe the overall design represents the potential for developing sustainable systems (LR) of community supported agriculture (UR), economical viability (LR), health and well being (UL) and systems and resources (LR) that

developments towards an individual promote the continued and collective Integrally Sustainable community. The area between the YMCA (which already supports the overall concept of integral with the emphasis on health, well-being, equality, and social support) and east border of the neighborhood at South Anthony Boulevard including the Southeast corner and intersection, represents the most desolate areas and the highest concentration of empty lots in the neighborhood. This area of Renaissance

Pointe has the most potential to be developed and serve as a catalytic redevelopment for the neighborhood as well as initiate a positive influence on the surrounding areas and the City of Fort Wayne and eventually, with

consistent positive changes and supportive resources and organizations, support a transformation to a more positive perception of the neighborhood.

The design components of this project include aesthetic upgrades and enhancements, connection of the most centrally located catalytic site to the most vacant area which also is directly adjacent to one of the most traveled North/South thoroughfares in the Southeast area of Fort Wayne. The potential for redevelopment to spark economic, social, environmental, cultural, and systemic change in the area is based on integrating the multiple levels of redevelopment to support sustainable development within all four quadrants. The following are the Core design components identified to promote an Integrally Sustainable Redevelopment plan for Renaissance Pointe.

Core Design Components

- Community Supported Urban Agriculture/Community Gardens
- Educational Opportunities for Developing and Promoting Sustainable Behaviors
- Connection of Catalytic Sites and Community
- Create Opportunities for Positive Social Interaction
- Individual and Collective Well-being
- Develop Commercial and Retail Opportunities to Support Local Business and Initiatives
- Overall Aesthetic Enhancement

Design Program

- ❖ Connect Catalytic Site 2 and Catalytic Site 4
 - Use Empty Lots as Greenway Connection (See Figure ?? on page ?)
 - Use Existing Buildings and Mature Trees
 - Focus on Pedestrian and Non-Motorized Infrastructure (See Figure ?? on page ??)
 - Create public spaces throughout to encourage community connections
 - Community Gardens
 - Large Central Park
 - Farmer's Market
- ❖ Aesthetic Upgrades and Installations
 - Red Brick Crosswalks and Some Pathways
 - Maintain Barrier with Adjacent Residential Property

- Use Plants for Natural Barriers
 - Use Stone and Metal Fence Row
- Use of Renaissance Inspired Aesthetic Components
 - Plaza Style Commercial and Retail Spaces
 - Pergolas, Flower Boxes, Water Features, etc.
- On-site Stormwater Solutions
 - Rain Gardens for Environmental, Aesthetic, and Educational Purposes
 - Rainwater Collection for Community Gardens
 - Parking Design Environmentally Sustainable and Aesthetic
 - No Curbs
 - Rain Gardens surrounding
 - Use of Permeable Pavers
- Roundabout at Intersection
 - Central Renaissance Style Non-Interactive but Aesthetic Fountain
 - Traffic Calming and Aesthetic Design Components
 - Red Brick Crosswalks
 - Additional Lighting Along Commercial/Retail and Around Roundabout and Fountain
- ❖ Provide Opportunities for Positive Social Interaction
 - Create Urban Gardens/Food Forests along Greenway
 - Use Empty Lots
 - Use Old Fire Station and Adjacent Empty Lots as Central Community Garden Education Center
- ❖ Provide Farmer's Market Space and Access to Local Food
 - Adjacent to Commercial/Retail Plaza

- Building Optional Open Air or Closed for Year Round Use
- ❖ New Public Park with Interactive Water Feature
 - Basketball Hoops
 - Decorative Interactive Fountain
 - Colored Brick Pattern
 - Surrounded by Pedestrian/Bicycle Pathways and Aesthetic Plantings
- ❖ New Commercial and Retail At Southeast “Gateway”
 - Plaza Style Corner Development
 - Renaissance Style Architecture and Design Elements
 - Line of Sight Through Commercial/Retail Plaza into New Park space
- ❖ Provide Educational Opportunities to Develop and Promote Sustainable Behaviors
 - Use Old Firehouse as an Urban Farm and Educational Facility
 - Use Empty Lots Throughout as Educational Opportunities Within Community
 - Community Supported Agriculture
 - Community Gardens
 - Urban Farms
 - Food Forests
- ❖ Provide Opportunities for Physical Activity
 - Connect Catalytic Site 2 and Catalytic Site 4 Via a Greenway
 - New Large Park and Amenities
 - Non-motorized Connection to YMCA
- ❖ Provide Local Access to Community Resources and Services
 - Use Renovated Coca-Cola Building as Community Resource and Support Center
 - Provide Access to Neighborhood Information, Educational Opportunities, Social Activities, and Other Resources and Information All in One Location



Figure 20: Site Development Plan

Community Supported Urban Agriculture

The recent developments within environmentally sustainable urban farming operations and the availability of local supportive organizations and resources in combination with the availability of empty lots supports the proposed community gardens and urban agricultural initiatives to be introduced throughout the area. This would support development in the UL with opportunities for individuals to get personally involved and therefore educated about sustainable initiatives and to expand their world view and experience. This would contribute to the UR in promoting behaviors based on a values system that



Figure 21: Section-Community Gardens and Townhouses

includes sustainable behaviors such as promoting healthy eating habits and foods. The availability of community supported agriculture would also contribute substantially to working towards

sustainability in the LL quadrant by promoting interpersonal connection, shared interests and views, and a sense of community. This social connection is imperative for a redevelopment project to be Integrally Sustainable. Without shared worldviews (LL) the systems (LR) and behaviors (UR) of community members will remain disconnected and compartmentalized.

Educational Opportunities for Developing and Promoting Sustainable Behaviors

The existing Coca-Cola building is renovated to accommodate a centralized community resource for educational opportunities and personal development initiatives. This building could accommodate supportive offices for economic, social, cultural, and environmental resources for the community. Along the proposed greenway is a historic firehouse. This building has been used as a storage facility for the city and was the Hanna Creighton Neighborhood Association Nutrition Center at one point in time. Now this building sits empty among several vacant lots. This location and the vacant lots directly to the south and west of it represent the location of the proposed townhomes and the actual building would be redeveloped into an educational facility for the urban agriculture initiative. Additional educational

opportunities could be incorporated into the renovation of the Coca-Cola building and the adjacent open space to the North.

Connection of Catalytic Sites and Community



The pattern of open space represented by the vacant lots between the YMCA and the Southeast “Gateway” and the potential for renovation of the existing Coca-Cola building into

Figure 22: Section-Greenway Entrance Originating at YMCA

a centralized space for community resources

allows for a Greenway connection between the YMCA and the Southeast corner. Along this greenway are areas of community supported agricultural installations and with successful phytoremediation of the soils, an eventual food forest. The existing vacant lots can be used to identify a path that not only connects these two catalytic sites but can be designed in a way that promotes healthy lifestyle choices with safe and convenient options for physical exercise that incorporates elements promoting Integrally sustainable urban living with the urban garden and agricultural installations.



Figure 23: Housing Precedent: Mueller Row Houses

The idea of a “Front Porch Community” was an important point in the initial redevelopment ideas for Renaissance Pointe and can still be accommodated with the construction of townhomes along a two block section of the greenway designed with the porches facing the

greenway and automobile access from the street or alleyway on the opposite side. The architectural design of these townhomes would be comparable to the existing “Front Porch” homes and adhere to the guidelines for setbacks and other structural design components presented in the Renaissance Pointe Pattern Book in order to provide aesthetic cohesion throughout the community. Although the idea of an urban neighborhood is traditionally based on the philosophy of “eyes on the street” as a safer alternative

to traversing through alleyways and cutting between houses, the proposed greenway is designed in such a way that it encourages interaction between residents by incorporating the community supported urban agriculture, aesthetic corridors of travel with opportunities for leisure, exercise, community engagement, social interaction, and convenient access to community based resources and support. Additionally, the greenway goes directly to the Southeast intersection which is proposed as a commercial and retail hub and a “Gateway” into the Renaissance Pointe community with emphasis on the social and aesthetic experience of the corridor.

Create Opportunities for Positive Social Interaction Individual and Collective Well-being



Figure 24: Section-Park Adjacent to Coca-Cola Building

As previously discussed the potential for positive social interaction can be enhanced by encouraging the development of shared interests and values. The idea of urban agriculture, community gardens, and educational opportunities surrounding issues of sustainability in all four quadrants can promote individual and collective development.

Opportunities along this 4-block greenway include shopping, dining, resting, playing, social engagement, individual and collective development resources, living spaces, and exercise. In addition to the greenway corridor, the renovated Coca-Cola building would include the development of a park/greenspace directly adjacent to the north face of the building. The park includes has an existing vegetation wall along the North edge which would remain as a buffer between the established private space of the existing homes and the public space. An interactive fountain as well as areas for sports and physical activity is proposed as elements of promoting social interaction. The component of urban agricultural initiatives would be included in the development of the park and surrounding community garden areas.

Develop Commercial and Retail Opportunities to Support Local Business and Initiatives

The Southeast corner of South Anthony Boulevard and Pontiac Street is the primary “Gateway” into this site and therefore would be used to aesthetically enhance the area as well as establish a commercial and retail space. This space would be inviting with multi-use buildings and a farmer’s market building with optional closed or open-air design components to accommodate varying weather conditions and seasons. This building is primarily designed for use as a Farmer’s Market location to support the sustainable food initiatives of urban agriculture but can be used for community events, gatherings, festivities, or any other typical social gathering as needed. Two primary buildings facing the

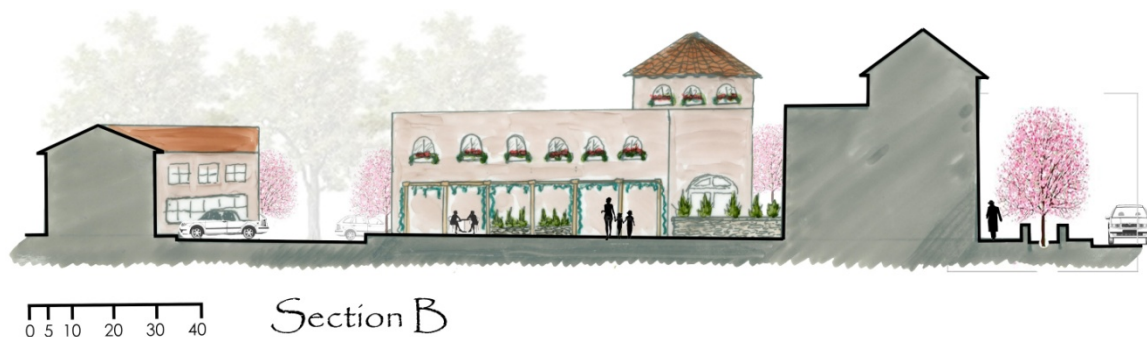


Figure 25: Section-Catalytic Site 4: Southeast Gateway and Economic Change Catalyst

corresponding streets at this Southeast “Gateway” would establish the boundary of the edge while maintaining the connection with the surrounding three corners of the intersection using aesthetic design components. An additional retail or commercial building is proposed to establish the boundary between the private residence directly to the North on South Anthony Boulevard and the social/retail/commercial space.

Overall Aesthetic Enhancement

The primary aesthetic components of this design take into consideration the original neighborhood infrastructure as well as the guidelines in the Renaissance Pointe Pattern Book yet promote the visual enhancement of the area. The design creates a continuous corridor throughout this 4-block area of Renaissance Pointe which incorporates additional lighting and signage throughout as well as traffic

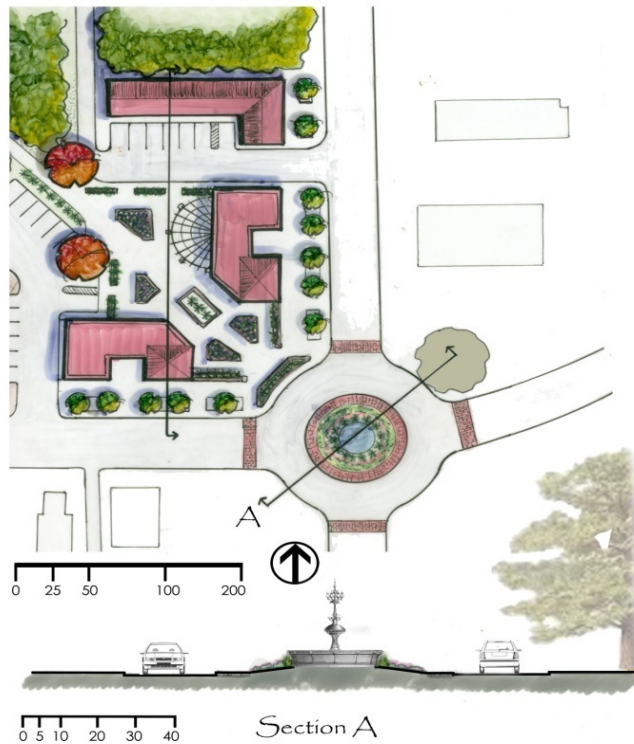


Figure 26: Section-Proposed Roundabout at Intersection

and comfort, or feeling of safety, in the area. Not only will this help the overall visual perception of the area, it has been show that visually pleasing areas feel safer. The roundabout establishes an anchor in the Southeast corner of Renaissance Pointe that would aesthetically enhance the area with a Renaissance style fountain at the center which would also be a site-line for traffic coming into the area and pedestrians, bicyclists, and patrons of the retail and commercial space or traveling towards the intersection from the greenway. The retail and commercial buildings at the corner of the site are designed in a way that allows for views into and out of the space which softens the edge but maintains an identity of transition to a new space. The Greenway is designed as a series of transitional spaces and experiences which allow for very versatile and individual experiences as well as establish an overall cohesive corridor using Renaissance style pergolas and flowering vines as well as planters along edges and windows and additional water features such as water walls and fountains. These support a comfortable and cozy atmosphere within the larger public space.

calming techniques, such as the proposed roundabout and slightly raised brick crosswalks, at the intersection of South Anthony Boulevard and Pontiac Street. The existing layout of the streets feeding into this intersection allow for the development of a roundabout which serves to slow the high volume of traffic to create a safer experience for pedestrians and bicyclists and also to draw attention to the area as a “Gateway” or as an experience rather than just another intersection and ultimately assist in transforming the stigma

the Southside by first addressing the aesthetics

help the overall visual perception of the

The design of the urban agricultural components is determinant on available local materials and would incorporate various Permaculture elements such as hugelkultur beds which replicate the natural decomposition and are ideal for use where soils are of poor quality. The construction of these types of



Figure 27: Hugelkultur Beds

planting beds can be done with twigs, branches, leaves, compost, and grass clippings.

Additionally, the Healing Urban Grounds initiative supports using phytoremediation techniques to heal urban soils using plants over time and this would be an ideal way to begin to

establish a food forest within Renaissance Pointe

as well as connect residents with local members of the greater Fort Wayne area community on the common ground of a basic principle in the hierarchy of needs as well as social, economic, and environmental sustainability. These types of projects are currently being completed by small groups of volunteers working with The Young Urban Homesteaders and Healing Urban Ground as well as Food Not Lawns and other grassroots groups throughout Fort Wayne and the surrounding counties. The opportunity and support network is there for community supported urban agriculture in Renaissance Pointe.

Conclusion

This creative project represents an approach to applying the Integral Framework to Sustainable Community Development in a way that determined the deficits within the quadrants that needed to be addressed in order to develop more sustainable solutions. The lack of social and cultural interaction and community stewardship as well as the overall negative stigma of the area were some of the primary issues identified by the Quadrivial Analysis that are limiting the redevelopment potential of Renaissance Pointe area and surrounding southeast neighborhoods. Although this site design presents some ways to incorporate sustainable solutions in community redevelopment, there is much needed collaboration between community members and those with access to resources. Once the systems and resources

function as a support network for promoting community redevelopment and begin to influence all four quadrants in a way that fosters positive development socially, culturally, environmentally, and economically; individually and collectively.

Unfortunately, the overall structures and systems our society has been built on throughout history are no longer supporting the paradigms necessary to facilitate sustainable growth and are beginning to collapse upon themselves as a result of the long-term effects of environmental, social, political, and personal lack of sustainable values. The entire concept of sustainability is a representation of humans as sentient beings to be able to contemplate their own mortality as well as understand that ultimately, future generations will be living in the same places and systems that we build and have built over time. We live in a world that cannot sustain itself relying on the current systems and this is imperative for sustainable solutions.

It is important to realize that truly integral solutions to problems must include personal development in order to reach full potential and facilitate positive interactions and experiences with the collective. Within this site design there is extensive opportunity for local organizations and businesses as well as community members to get involved and initiate changes. Each small integrally informed decision towards sustainability can become part of the progressive knowledge. Not only is this pertinent in communities and neighborhoods, but within each person as an individual. Systems and resources should be available and foster this personal growth in order to educate people about the impact they have on the world around them and how they are ultimately and undeniably connected to everything and everyone in their community in some way. By establishing systems and resources within Renaissance Pointe personal empowerment and growth can lead towards opportunities to establish a sense of community and stewardship which supports sustainability initiatives. Although the original master plan used the empty space and proposed businesses, there is a lack of inclusion for design components that offer anything towards personal empowerment and community involvement. Individual and collective growth is ongoing and necessary to adapt to change. The idea of sustainability would not have ever come about if change was not an issue. Sustainability implies change towards positive individual and collective

changes evolving to meet the current needs. It all begins with informed and all-inclusive decision making and initiative to instill positive and sustainable change.

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